

Item D.9 Design Considerations for Meeting the Needs of the MHSA Tenants

Describe the following:

- 1 Physical space, including common areas, outdoor areas, landscaping, physical access to the property, security;
- 2 Supportive services space (if any), including any quiet area on site for tenants to meet service staff;
- 3 How the MHSA units will be designed to provide appropriate accommodations for physically disabled MHSA tenants, if appropriate.

Response:

1. The building will be situated in a donut-shape with a large courtyard with a water feature, rooftop deck, a large community room, a computer and multi-media room, outdoor barbeques and tables, kitchen, library, fitness center, video surveillance system, security system, laundry room, mail room, heavy landscaping, 2 offices for the property managers and 4 additional offices for the case managers and staff providing supportive services to the tenants. Winnetka Senior Apartments will be comprised of Type V construction on a 1.5-acre site, with on-grade parking next to three levels of units. The front of the property will be gated with a single pedestrian entrance from Sherman Way that utilizes a video and intercom system. There will be a single vehicular entrance into the property, also from Sherman Way, and the property will be completely fenced. This entrance will be locked at all times, with access restricted to tenants with keys. The manager's unit will face the entrance, allowing the manager to conveniently observe the building's entrance/exit. The lobby and community room will be on the ground floor, closest to Sherman Way.
2. The supportive services space will include four offices for onsite service staff with one office space designated for mental health services' staff. In addition, a large waiting room will be available for residents waiting on appointments.
3. All units at Winnetka Senior Apartments will comply with the disability requirements set forth in Section 504 of the U.S. Rehabilitation Act and HUD Code of Federal Regulations, Title 24, part 8, subpart C. As such, the project shall be designed and constructed to be readily accessible to and usable by individuals with disabilities and no qualified individual with disabilities shall be denied access to, use of, or participation in the facility because of the individual's disabilities.